

# Master Use Permit

Record Number: 3037256-LU

**Description of Work:** Land Use Application to allow 7, 2-story single family residences and 1 Detached Accessory Dwelling Unit (DADU). Parking for 19 vehicles proposed. 2 existing single family dwelling units to remain.

**Application Name:** CLUSTER HOUSING

**Status =** Application Completed

**Application Completed Date:** 02/05/2021

**Issued Date:**

**Expiration Date:** 01/31/2020

## Address Information

Address	Primary
2115 NE 130TH ST SEATTLE, WA 98125	Y

## Dev Site Information

Dev Site	Primary
DV0015613	Y

## Contacts Information

Name	Address	Primary
RANDALL SPAAN	RANDALL SPAAN 333 LAKESIDE AVE S SEATTLE, WA 98144	Y
Lenna Xie	Lenna Xie 2020 NE 127th Street SEATTLE, WA 98125	N
Lenna Xie	Lenna Xie 2020 NE 127th Street SEATTLE, WA 98125	N

## Attached Documents Information

Document Name	Document Group and Category	Document Upload Date
Plan Set - Land Use.pdf	SDCI_INT_LAND USE/Plan Set - Land Use	01/10/2021
Statement of Financial Responsibility/Agent Authorization.pdf	SDCI_INT_GENERAL/Statement of Financial Responsibility/Agent Authorization	01/10/2021
Miscellaneous Site.pdf	SDCI_INT_GENERAL/Miscellaneous Site	01/10/2021
Biological/Wildlife Assessment.pdf	SDCI_INT_CONSTRUCTION/Biological/Wildlife Assessment	01/10/2021
Arborist Report.pdf	SDCI_INT_CONSTRUCTION/Arborist Report	01/10/2021
Geotechnical Report.pdf	SDCI_INT_CONSTRUCTION/Geotechnical Report	01/10/2021
3037256-LU - 2115 NE 130th ST.pdf	SDCI_INT_LAND USE/Large Sign	01/11/2021
GIS Map for 3037256-LU.pdf	SDCI_INT_LAND USE/Notice Map	01/11/2021
Large Sign GIS Map for 3037256-LU.pdf	SDCI_INT_LAND USE/Large Sign	01/11/2021
3037256-LU SEPA Checklist.pdf	SDCI_INT_GENERAL/Other	01/25/2021
3037256-LU.pdf	SDCI_INT_LAND USE/Large Sign	01/25/2021

## Application/Permit Information

### MUP DETAILS

Fee Exception Type None

### LAND USE STREET ELEMENTS

Number of Curb Cuts This Permit 1  
Curb Cut Size and Location 20 FEET ON NE 130TH ST

### PARKING

# of Existing Onsite Parking 4  
# of Existing Offsite Parking 0  
# of Existing Accessible Parking 0  
# of Proposed Onsite Parking 18  
# of Proposed Offsite Parking 0  
Offsite Parking Location 0  
# of Proposed Accessible Parking 0  
# of Existing Bicycle Parking Spots 0  
# of Proposed Bicycle Parking Spots 7

### TRAO

Units Occupancy Unit(s) Occupied by Residential Tenant  
TRAO Notification Date 02/05/2021

### GROUND DISTURBANCE

In ECA? No  
New and Replaced Hard Surface > 750 sq ft? Yes  
Disturbance Threshold Yes  
PASV Required This Permit? Yes  
PASV Authorization -  
Foundation Type Basement

### PERMIT APPLICATION COMMON

Work Location BETWEEN THE RIPARIAN MANAGEMENT AREA AND NE 130TH ST  
Work in the Right of Way (street/alley) Required? No  
Property Type Single Family/Duplex  
Project Value 3900000

Building ID  
**PERMIT TRACKING COMMON**

NONE

Review Level  
 Application Completed Date

Full C  
 02/05/2021

**SPECIAL PROGRAMS**

Opportunity Zone Funded Project

No

**MUP TYPE**

MUP Type	MUP Component	Component Detail	Approval Type	Component Description	Title
II	SEPA-II	Determination of Non Significance	Decision		25
II	Administrative Conditional Use	Clustered Housing Planned Development	Decision	to allow clustering of a single family development to avoid environmentally critical areas and buffer.	25

**HOUSING UNITS**

Type of Housing Unit	# of Units Existing	# of Units Removed	# of Units Added	# of Sleeping Rooms
Detached Single-Family	2	0	7	32

**REQUIRED REVIEWS**

Review Type	IP Estimate	Waived	Assignment Notes	Cycle Added	Task
Addressing		No		1	Reviews
ECA GeoTech		No		1	Reviews
ECA Riparian		No		1	Reviews
ECA Wetland		No		1	Reviews
Floodplain		No		1	Reviews
Land Use	4	No		1	Reviews
Revegetation		Yes		1	Reviews
Zoning	3	No		1	Reviews
City Light		No		1	Reviews

**LAND USE NOTICES**

Notice Type	Status	Is Renotece?	Sign Type	300 ft Mailer?	Comments	Publication Date	End of Appeal Period	End of Comment Period	End of Extended Comment Period	Date of Meeting/Hearing	Time of Meeting/Hearing	Location of Meeting/Hearing	Notice Record Number
Application	Ready for Noticing	No	Environmental/Large Sign	Yes									
SDCI Director's Analysis and Decision	Pending	No	None										

**GIS ECA**

ECA Type
ECA1_STEEP SLOPE
ECA3_RIPARIAN_CORRIDOR
ECA4_WETLAND
ECA6_FLOOD_PRONE
ECA8_KNOWLEDGE_AREA

## GIS OVERLAY DISTRICTS

Layer	Value
Council District	5
INGATE_OVL Y_DIST	Yes
FREQ_TRAN SIT_SRVC_C ORRIDOR	Yes

## GIS ZONING

Zone
SF 7200

## Fee Information

Fee Description	Fee Amount	Fee Balance
ECA GeoTech Review - Minimum	\$115.50	\$0.00
Intake Appointment for Land Use Reviews	\$231.00	\$0.00
Land Use Review - Minimum	\$3,940.00	\$0.00
Notice - Mailed	\$231.00	\$0.00
Notice - Posting	\$143.10	\$0.00
Notice – City News Decision Publication	\$224.90	\$0.00
Notice – LUIB	\$231.00	\$0.00
Notice – LUIB (Decision)	\$231.00	\$0.00

## Inspections

Inspection Type	Scheduled Date	Result Date	Status	Assigned To
Land Use Intake Appointment	12/22/2020		Rescheduled	
Land Use Intake Appointment	01/11/2021		Scheduled	
Large Sign Confirmation	02/08/2021		Scheduled	

## Related Records

Record Number	Record Type	Status
20TMP-249983	Application Intake	
20TMP-252460	Application Intake	
20TMP-252908	Application Intake	
21TMP-022640	Update Contacts	
3037256-LU-001	Application Intake	Completed
005397-20PA	Building & Land Use Pre-Application	Completed